

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **February 28, 2005**

Members Present-

Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Skip Lukert-Building Official, Dan Hickey-Fire Services, Terry Neal-Attorney, Becky Howard-Deputy Clerk, Barry Ginn-Ginn Engineering, Michael Springstead-Springstead Engineering, Aimee Webb-Planner, Dale Parrett-Public Works, Marie Keenum-911 Coordinator, and Alysia Akins-Secretary.

The meeting convened at 2:05 P.M.

Approval of Minutes-

Mr. Helms made a motion to approve the minutes from February 21, 2005. Mrs. Keenum seconded the motion and the motion carried.

Bill Gulbrandsen, Fire Services, arrived at 2:07 PM.

OLD BUSINESS-

Open Bible Evangelical Lutheran Church – Conceptual Review/Special Use Permit

Ronnie Long and Lonnie Edwards, Diversified Land and Timber Co., LLC, were present and requesting conceptual approval to construct a church building. Staff comments were discussed and included the following items: additional right-of-way needed along CR 103 for future improvements and surrounding properties. The commercial area located south of the project area will have alcohol and package sales. The County's regulations regarding alcohol sales in proximity of a church were discussed. The Committee discussed with Attorney Neal whether language added to the Memorandum of Agreement for the commercial area acknowledging the existence of alcohol sales would vest that usage. If the church then chose to build, the ordinance would not be violated. A disclosure should be provided to the church regarding this matter. Attorney Neal stated she represented the sellers of the proposed project property. Possible modifications to the plans and a traffic impact study were discussed. Mr. Edwards explained the church was awaiting funds before finalizing the church construction plans. The church is proposing typical church hours and any related functions. Required site plan information was discussed. Attorney Neal stated the letter of authorization needed a title for the person giving the authority. Engineering comments were discussed and included the following items: size of the proposed building, surrounding zonings, and water/sewer utilities.

Mr. Helms moved to forward approval of the conceptual plans to the Zoning and Adjustment Board, subject to any modifications made due to the site layout, and the additional right-of-way being supplied. Mr. Parrett seconded the motion and the motion carried.

Buckner RVPUD – Master Plan Approval

Steve Richey, legal representative, Mike Springstead, Springstead Engineering, Inc., Greg Beliveau, Land Planning Group, Inc., and Dave Peterson, developer, were all present and requesting master plan approval to develop a 499-lot RV park. Drawings of the proposed use were presented, along with a revised master plan submittal. Staff comments were discussed and included the following items: fire protection, safety concerns, traffic study, and proposed roadway widths. Concerns regarding the existing turn radius at the intersection of SR 471 and C-478 were discussed. Engineering comments were discussed and included the following items: environmental assessment, habitat conservation plan, and relocation of gopher tortoises. The proposed turn entrance and a possible decel lane were discussed. The individual lots will be privately owned and platted. School, fire, and property taxes will apply to this project. A possible secondary access and impact fees were discussed.

Mr. Helms moved to forward approval of the master plan to the Zoning and Adjustment Board, subject to all comments being addressed. Mr. Ginn seconded the motion and the motion carried.

NEW BUSINESS-

Zito RPUD – Master Plan Approval

Steve Richey, legal representative, and Greg Beliveau, Land Planning Group, were present and requesting master plan approval to develop a 102-unit subdivision with a hotel, restaurant, and gas station with retail sales. The proposed project is a large-scale land use amendment for property by the proposed I-75 interchange. The rezoning application will be heard by the Board along with the proposed adoption. Numerous staff comments were discussed and included the following items: Appendix 13A submittal information, drainage retention, open space percentage, passive/active open space locations, buffers, proposed recreational facilities, screening requirements, building detail information, typical lot design, sewage disposal, potable water, sidewalk and parking areas, updated traffic study information, updated water availability information, pedestrian access, registration requirement with the Florida Division of Land Sales, proposed right-of-way improvements to C-466, and sale of the commercial lots. Engineering comments were discussed and included the following items: proposed 4-laning of C-466, flood plain lines, and threatened/endangered species survey. A draft Memorandum of Agreement was discussed. The project property will not be developed to its maximum potential, but the improved development plan and comprehensive plan will be tied in. Possible curve relocation was discussed. Kimley-Horn and Associates, Inc., are designing the proposed C-466 improvements.

Mr. Helms moved to forward approval of the master plan to the Zoning and Adjustment Board, subject to all comments being addressed. Mr. Ginn seconded the motion and the motion carried.

Lake Andrew Preserve RPUD – Master Plan Approval

Bob Farner, Farner Barley and Associates, Inc., and Steve Richey, legal representative, were present and requesting a master plan approval to develop a commercial and residential subdivision. This project was filed in conjunction with a large-scale amendment. The rezoning application will be heard by the Board along with the proposed adoption. Staff comments were discussed and included the following items: wrong section numbers shown on the plans, surrounding zonings and land uses, screening requirements, new street connections, proposed interior roads, and driveway connections. The driveway separations are shown on the plans for illustrative purposes only and a note will be added to the plans to reflect this. The proposed amount of active/passive open space was discussed. A Homeowner's Association will be responsible for the maintenance of the open space. The access roads will be privately owned and maintained. Wetland and/or flood zone mitigation and proposed lot sizes were discussed.

The RPUD zoning allows design flexibility. This project will be platted. All frontage roads are shown for illustrative purposes only. There are 76 home sites proposed. Utilities will be provided by the City of Wildwood. Engineering comments were discussed and consisted of the following items: traffic impact study and environmental assessment information. Mr. Parrett requested a copy of the traffic impact study.

Mr. Helms moved to forward approval of the master plan to the Zoning and Adjustment Board, subject to all comments being addressed, and a copy of the traffic impact study and environmental assessment being provided to Public Works and the County Engineer. Mrs. Keenum seconded the motion and the motion carried.

Parkwood Residential Subdivision Development

Mr. Helms moved to table this project due to numerous comments that need to be addressed by the applicant. Mr. Ginn seconded the motion and the motion carried.

Bedrock Resources Operating Permit Renewal/OP2005-0001

David Springstead, Springstead Engineering, Inc., Darryl Lanker and Leland Madsen, Ocala Bedrock, Inc., were present and requesting to renew an existing operating permit. The attorneys for the Department of Environmental Protection are supposed to submit a signed consent order, in which a copy will need to be forwarded to staff. The amount of water going off-site vs. the amount of water on-site was discussed. On-site sinkholes were discussed. The Bureau of Mines is also involved in all of these issues. Drainage and water levels were discussed. A timeframe regarding the terms of the consent order was discussed. Bedrock will have to comply with all items listed in the consent order before DEP will approve it. The signed consent order will be considered DEP's renewal permit. Photographs were submitted of the newly built power wash due to numerous complaints of road tracking. Screening has been added around the water pits and the entrance area has been repaired also. Blasting concerns were discussed. All blast readings have been recorded as below level. Issues found during the on-site inspection were discussed. The radius was widened in order to relieve future flooding.

Mr. Helms moved to forward approval of the operating permit renewal to the Zoning and Adjustment Board, subject to the receipt of the signed consent order from DEP. Mr. Parrett seconded the motion and the motion carried.

Tri-County Villages: Buffalo Ridge – Major Development – Preliminary Review

Chris Germana, Kimley-Horn and Associates, Inc., and Ron Grant, Grant and Dzuro, were present and requesting preliminary approval to develop an 11-tract subdivision. An on-site sign is proposed to be located in the median area of the right-of-way of CR 103. A sign license will need to be obtained from the County through Public Works and will require Board of County Commissioners approval. Liability for any damages to the proposed sign was discussed. Proposed uses for the property, exterior lighting, safety issues, and access points along C-466 were discussed. Minimum driveway separation requirements were discussed. A dedicated right turn lane will be provided. Joint access will be provided based upon the road classification. Possible land development code changes were discussed regarding design speeds. Fire hydrant requirements and proposed sign locations were discussed. The proposed drainage retention area is not included in the approved Development of Regional Impact, which is an issue that will need to be resolved. Surrounding land uses and zonings, screening requirements, infrastructure maintenance, utility lines, flood zones, turning lanes, and water retention were discussed.

Engineering comments were discussed and included the following items: the open cut shown along C-466, traffic striping pattern, and building separation. Mr. Grant informed the Committee the applicant had a meeting scheduled with Public Works on Wednesday, March 2, 2005, regarding the open cuts. Mr. Grant was asked to discuss the sign license issue with Mr. Hurst at this meeting. Right-of-way for CR 101 and future expansion were discussed. Traffic impact on access roads was discussed.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed on revised plans, a revised Memorandum of Agreement being submitted, additional right-of-way being provided for CR 103, and the issue regarding the retention area being resolved. Mr. Springstead seconded the motion and the motion carried.

Proposed Lighting Code Modifications

Proposed Dumpster and Enclosure Code Modifications

These items will be discussed at the March 7, 2005 meeting

The next meeting is scheduled for March 7, 2005.

Meeting adjourned at 4:15 PM.